

Westfield-Washington Advisory Plan Commission held a meeting on Monday, October 18, 2010 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Robert Smith, Dan Degnan, Pete Emigh, Bill Sanders, Cindy Spoljaric, Steve Hoover, Bob Horkay, Danielle Tolan, and Bob Spratz

City Staff Present: Kevin Todd, Senior Planner; Andrew Murray, Planner; and Brian Zaiger, City Attorney

Approval of the Minutes:

Motion to approve minutes of October 4, 2010 as presented.

Motion: Emigh; Second: Horkay; Vote: Pass by Voice Vote

ITEMS OF BUSINESS

Case No.	1009-REZ-01
Petitioner	Daniel DeLullo
Description	4160 State Road 32 West; Petitioner requests a Change in Zoning for approximately 1.3 acres from SF-5 to General Business (GB) District.

Todd reviewed the petition history stating that a public hearing was held on September 7, 2010. He presented a proposed list of permitted uses for the site, as requested by the Commission previously. He also stated that the petitioner is willing to make this list part of a commitment to the City.

Spoljaric requested that "Exterminators" be removed from the use list.

DeLullo had no objection to such request.

Hoover requested that "Advertising and Business Sign Fabrications" be removed from the use list.

DeLullo had no objection to such request.

Sanders asked why "Office Buildings – General Purpose" was eliminated from the use list.

1 Todd responded that it is a broad category and could lead to something too intense for the
2 size of this specific site.

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4 Motion: To amend the proposed permitted use list as discussed and send 1009-REZ-01
5 to the Westfield City Council with a positive recommendation.

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7 Motion: Sanders; Second: Emigh; Vote: 9-0
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10 Case No. 1010-DP-10 & 1010-SIT-08
11 Petitioner Bakx Real Estate, LLC
12 Description 510 Enterprise Drive; Petitioner requests a Development Plan and Site
13 Plan Review for a 4,096 square foot building addition, located on approximately
14 1.679 acres in the EI District
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16 Murray reviewed the petition stating that a public hearing was held on October 4, 2010
17 and that at that time staff was working with the petitioner on finalizing the landscaping
18 and lighting plans. He stated that the petitioner has made all revisions and the plans are
19 now fully compliant.
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21 Motion: To approve 1010-DP-10 and 1010-SIT-08 with the following condition:
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- 23 • That all necessary approvals and permits be obtained from the Westfield Public
24 Works Department and the Hamilton County Surveyor's Office prior to the
25 issuance of a building permit.
26

27 Motion: Emigh; Second: Sanders; Vote: 9-0
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30 **CITY COUNCIL LIAISON:**
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32 Horkay discussed the Villages of Oak Manor petition which was before the City Council
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34 Hoover added that the biggest change regarding the Villages of Oak Manor petition was
35 the demographic issue the residents believed would be created by the proposal.
36
37

38 **STAFF COMMENTS:**
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40 Todd officially introduced Andrew Murray as a new Planner in the Community
41 Development Department.
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43

44 **ADJOURNMENT** (7:18 p.m.)
45

46 Approved (date)

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3 _____
4 President, Robert Smith, Esq.
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6 _____
7 Vice President, Cindy Spoljaric
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10 _____
Secretary, Matthew S. Skelton, Esq., AICP

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